

Ramona Town Center Workshop

Understanding Housing

October 27, 2004



HOUSING



Housing in the town center...

SUPPORTS BUSINESSES
&
A PEDESTRIAN-FRIENDLY
ENVIRONMENT

Housing Density to Support Retail

- Assuming houses are within 1/4 mile radius (5-10 minute walk) of retail...
- ...and that each household can support approximately 15 sq. ft. of retail...
- Convenience shopping and services would require nearby housing at the following densities:
 - 7 units/acre to support 10,000 sq. ft. retail
 - 18 units/acre to support 25,000 sq. ft. retail



Housing in the town center...

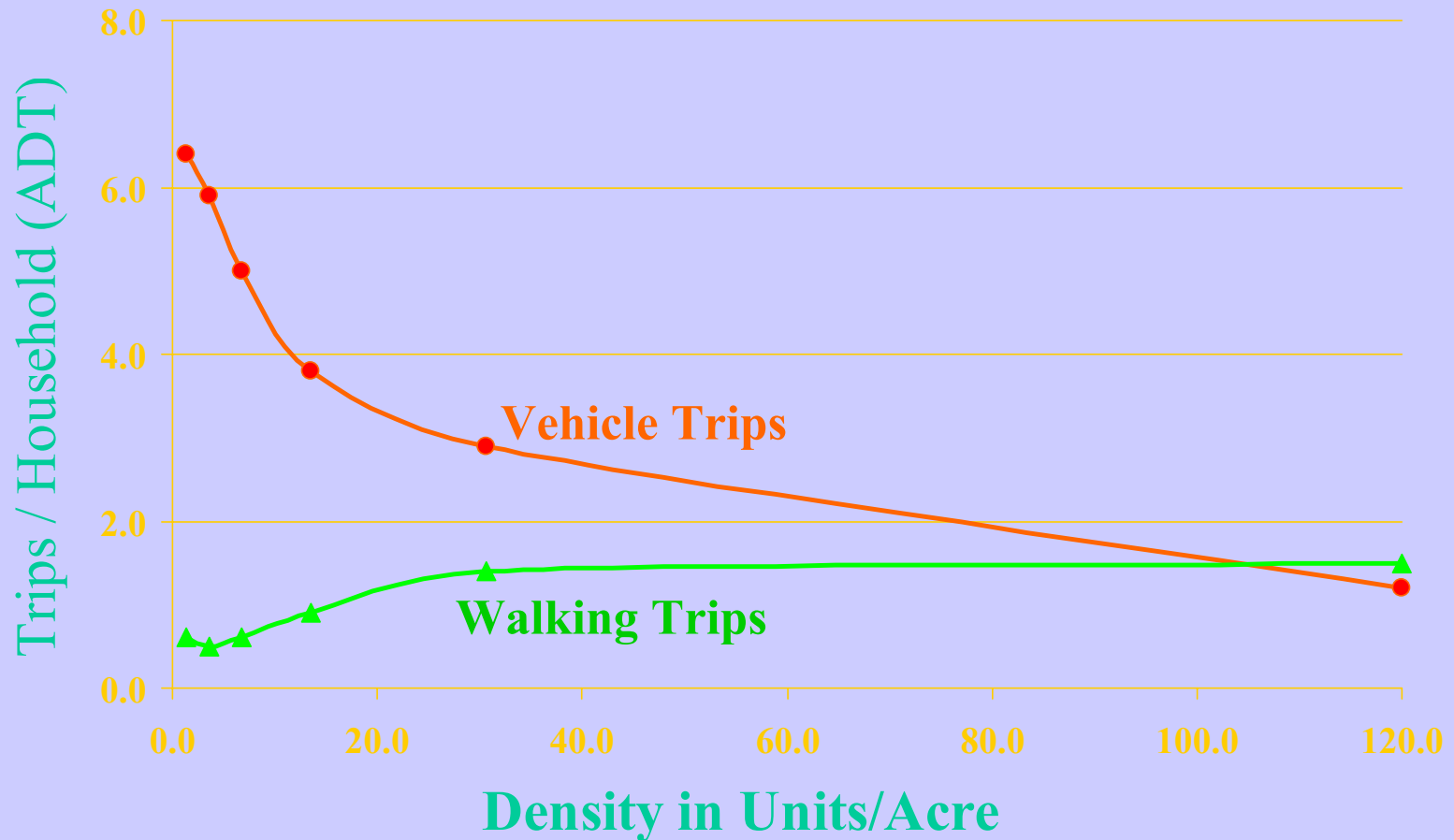
**INCREASES ALTERNATIVE
TRANSPORTATION USE**

&

REDUCES VEHICLE TRAFFIC

(as compared to single family housing away
from town center)

Compact Development Affects Transportation Choices



Source: Dr. John Holtzclaw, Sierra Club

Compact Neighborhoods Encourage Walking, Cycling and Use of Transit



Average resident in a compact neighborhood will drive 20 - 30% less than the residents of another neighborhood half as dense.

Preventing development will not fix existing deficits & will worsen future infrastructure issues because:

- Housing the local workforce will reduce traffic on 67.
- Project development pays for future infrastructure.
- Infill development draws public dollars.

Housing in the town center...

**PROVIDES HOUSING
OPPORTUNITIES FOR
EVERYONE AT ALL LIFE
STAGES**

In 1991 there were 31.8 million people over the age of 65 in the U.S. By 2030 that number will increase to approximately 66 million.

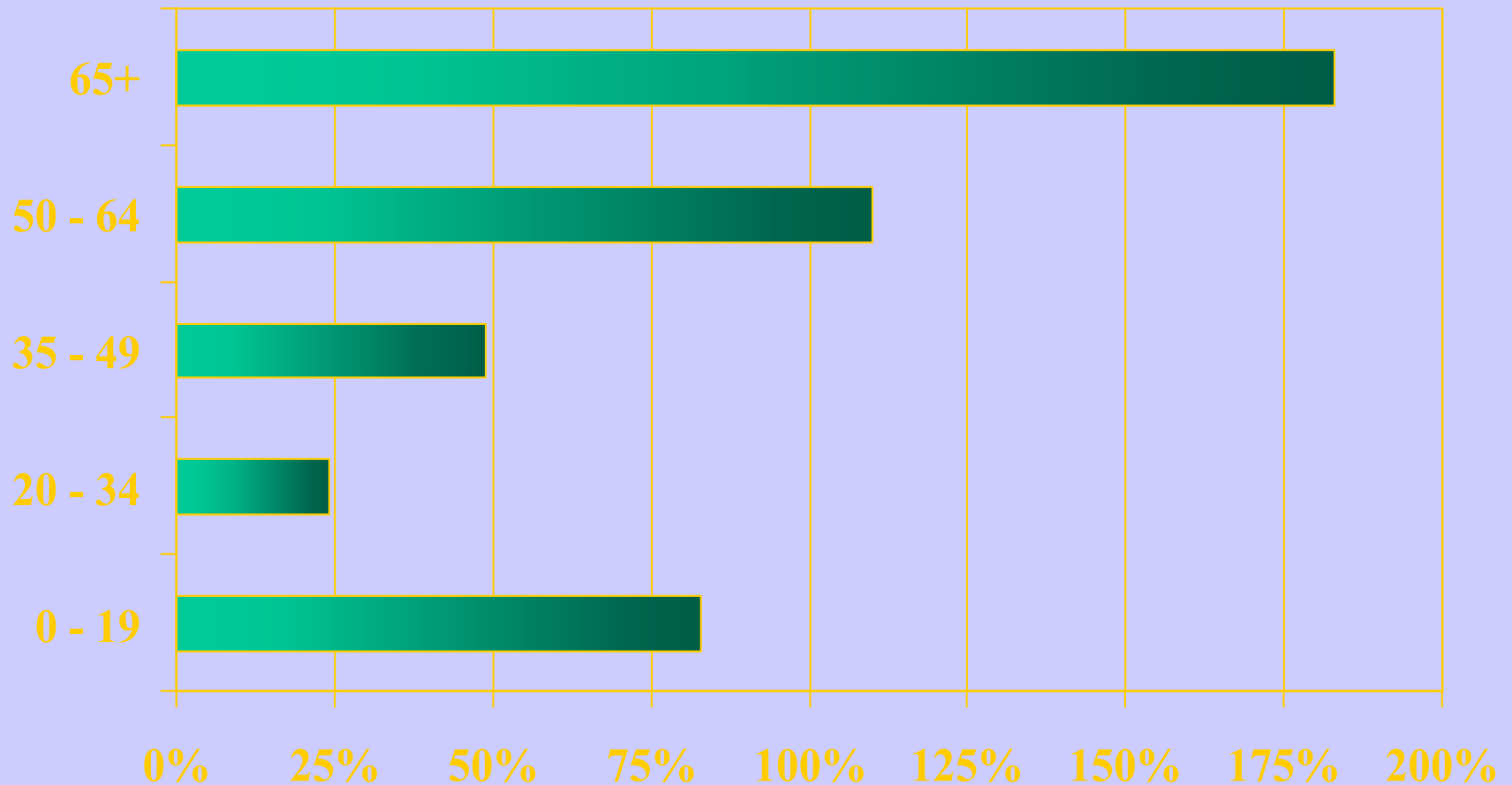


Changing Demographic Groups

Benefits of Compact Development

California's Graying Population

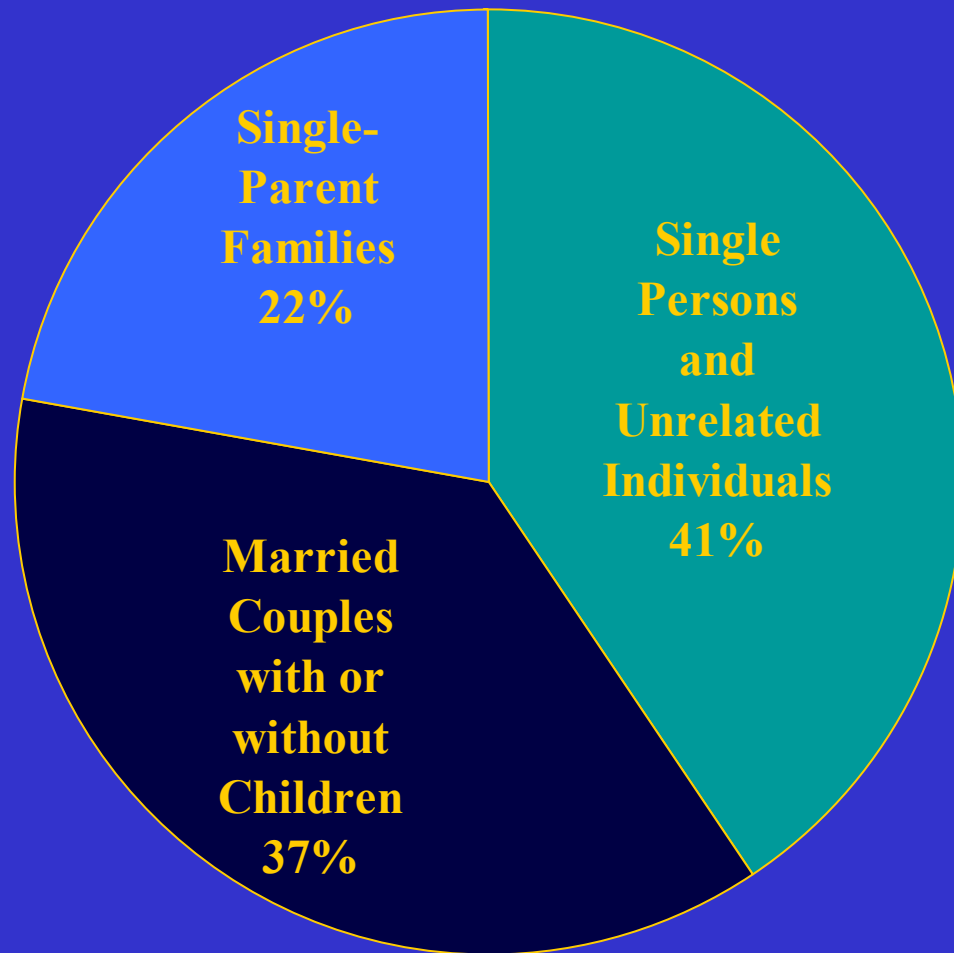
Percentage Growth By Age Group 1990 - 2030



Source: California Department of Finance, Demographic Research Unit

Benefits of Compact Development

New Households Formed in California: 1995 - 2000



Benefits of Compact Development

Source: U.S. Census, Projections of Households by Type: 1995 - 2010

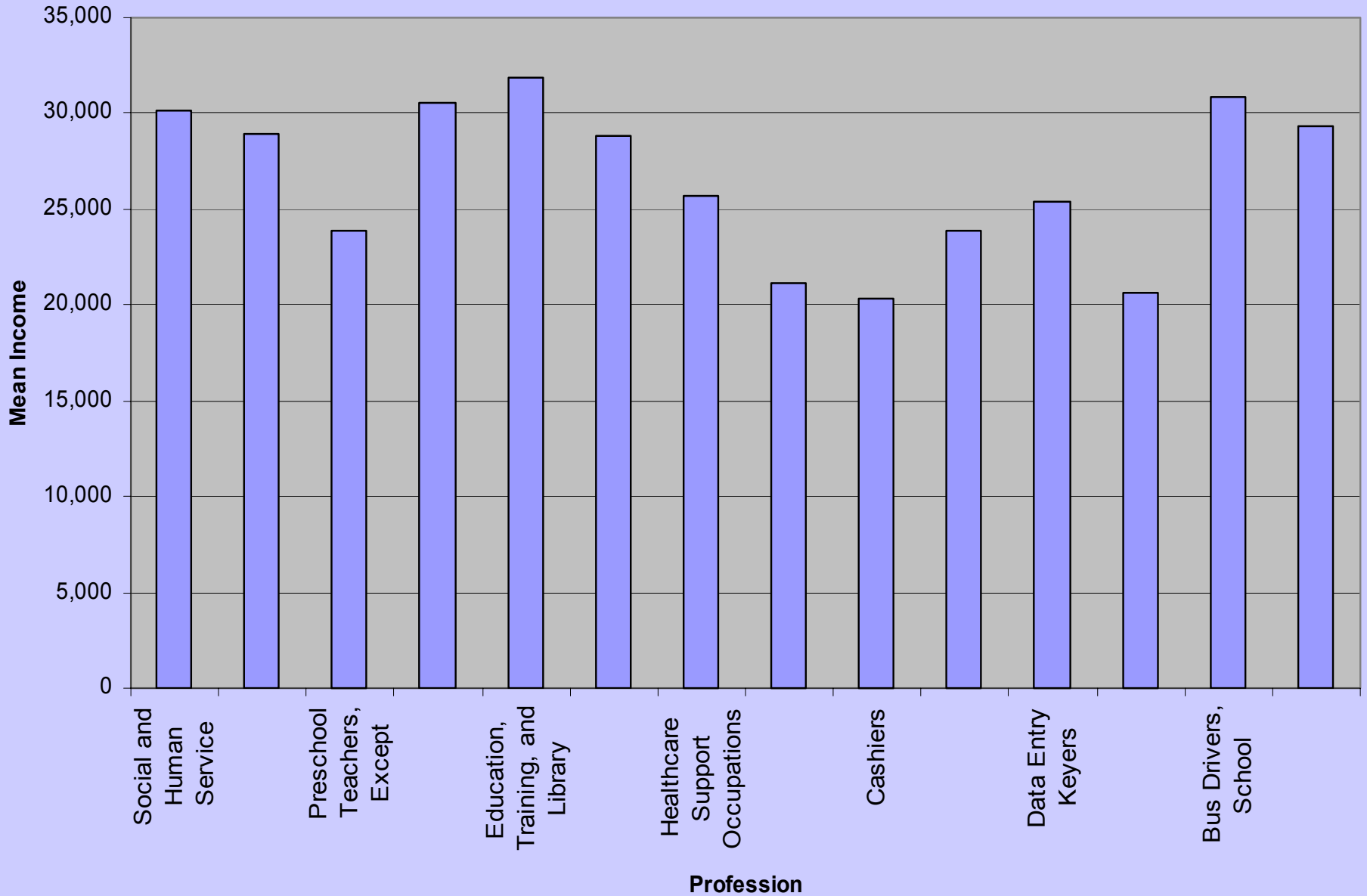
Lifestyle Choices

- People are moving back into town
- Proximity to Amenities
 - Transit
 - Shopping/Cafés
 - Entertainment
 - Cultural
 - Attractions



Benefits of Compact Development

MEAN ANNUAL WAGE (IN DOLLARS)
San Diego County



Housing in the town center...

WILL BE ATTRACTIVE

&

ENHANCE RURAL
CHARACTER

LACKING DESIGN QUALITY





**Compact Development is common in
Older Neighborhoods 6-12 du/ac**



**Older Neighborhood with Small
Lot Houses**



Small Apartment Buildings



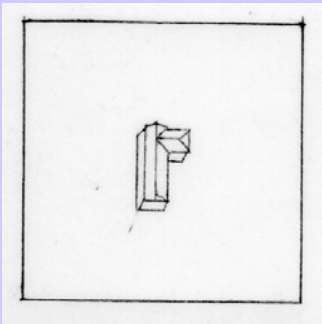
Mix of Large and Small Houses

Townhomes

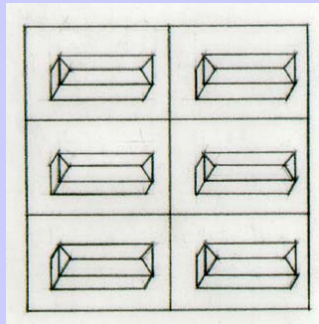


23 du/ac

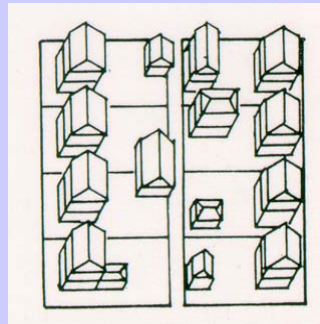
What Does It Look Like?



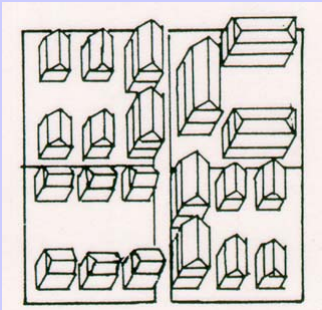
Suburban Ranch House
1 unit per 1-5 acres



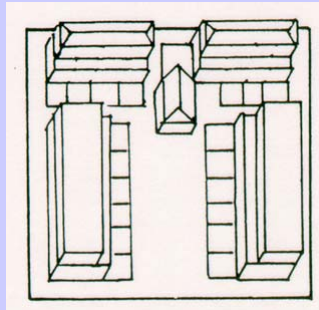
Single Family Detached
4-6 units/acre



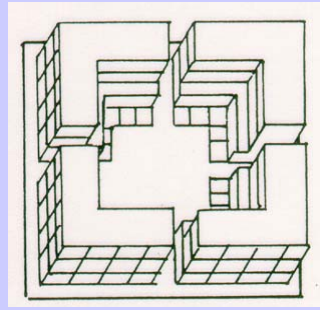
Single Family w/ 2nd Units
16-24 units/acre



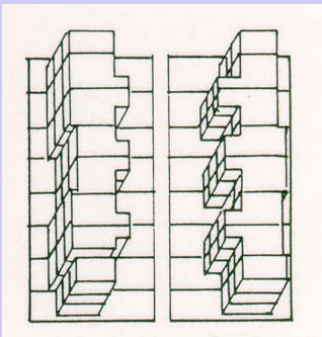
Multi-Plexes
16-32 units/acre



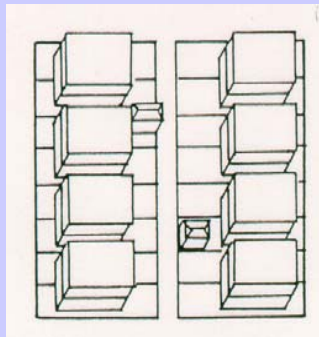
CoHousing Block
20-40 units/acre



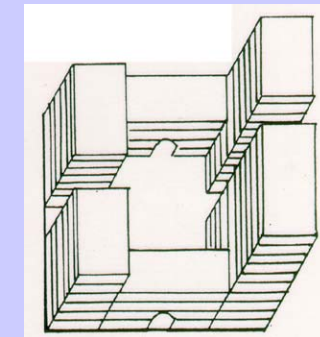
Cottage Courts
24-32 units/acre



Townhouses
16-48 units/acre



Garden Apartments
40-60 units/acre



Mid-rise Apartment Block
100 + units/acre

YES!

There CAN be more
housing in the town
center that people
WANT to see!

*Varied housing types make Ramona a BEAUTIFUL place
for everyone at every stage of life!*

HOUSING



END OF PRESENTATION